



# CITY OF SAN ANTONIO OFFICE OF EASTPOINT & REAL ESTATE SERVICES

## Interdepartmental Correspondence

**TO:** Sheryl Sculley, City Manager

**FROM:** Mike Etienne, PhD, Office of EastPoint & Real Estate Services Director

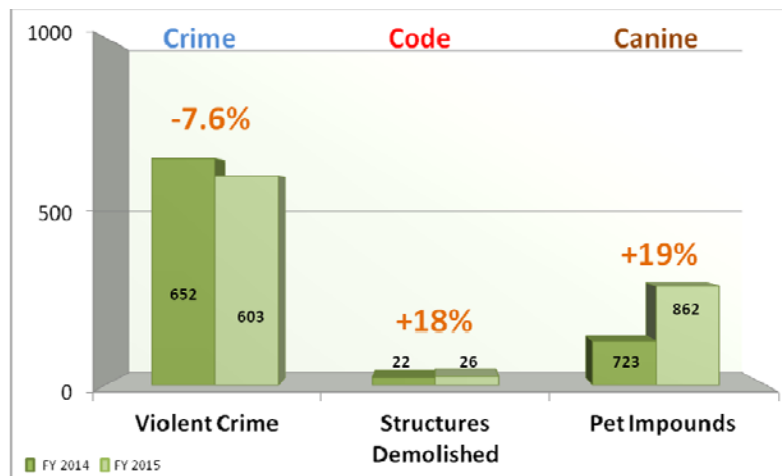
**COPIES TO:** Mayor Ivy R. Taylor and Lori Houston, Assistant City Manager

**SUBJECT:** COSA's Quarterly Report for EastPoint/Promise Zone Coordinating Council

**DATE:** August 28, 2015

The following is an update on some of the City's activities in EastPoint and the Promise Zone.

### Improved Public Safety: Focusing on the "3Cs" - Canine, Crime, and Code Enforcement



### Launched the Neighborhood Leadership Academy

- The Office of EastPoint and Real Estate Services kicked off the pilot Neighborhood Leadership Academy (NLA) program for the Eastside Promise Zone. The NLA has 41 residents registered from 12 of the 16 neighborhood associations, not including 1 emerging neighborhood association from the former Wheatley Courts housing complex and 3 Community Health Workers from Metro Health. The purpose of the NLA is to bring together established and emerging leaders from each neighborhood association within the Eastside Promise Zone to enhance their leadership, advocacy and problem-solving skills. The NLA will educate participants about City services and encourage solutions based partnerships.
- The remaining classes are as follows:
  - September 1, 2015 | 5:30-7:30pm | How the City Works: Delivering Your City Services
  - October 7, 2015 | 5:30-7:30pm | Neighborhood Association Leadership: A Legacy for Generations to Come
  - November 4, 2015 | 5:30-8:00pm | The Best Us: Communication & Branding Done Right

### **Launched the Promise Zone to Work Initiative**

- The “Promise Zone to Work” initiative was developed in response to Mayor Taylor’s employment challenge to the EastPoint/Promise Zone Coordinating Council. The initiative is spearheaded by the City’s Office of EastPoint in partnership with Alamo Colleges, Workforce Solutions Alamo and other partners. The trainings are paid for by Alamo Colleges and Workforce Solutions Alamo.
- On August 13, 2015, the first cohort of 36 Eastside residents graduated from the program, receiving occupational certificates in Certified Nursing Assistants, Information Technology, and Heavy Equipment Operator. Mayor Taylor and Councilman Warrick were keynote speakers at the graduation ceremony.
- All 36 have received externships or employment. The next cycle of training classes will begin in October. The goal is to provide free job training certificates to 300 Eastside Promise Zone residents through Alamo Colleges in trades like manufacturing, certified nursing assistants, construction, welding, heavy equipment operators, Information Technology, and career readiness for in demand jobs.
- To date, 408 residents have attended orientations, 232 enrolled for classes, 167 have taken the gains test, 36 have graduated, and 106 are on the waiting list for the October classes.

### **Allocated Additional Funds to SAHA’s Wheatley Courts Redevelopment Project**

- The City Manager’s FY2016 proposed budget includes \$2 million for street improvements around the Wheatley Courts redevelopment project. The street improvements will be done by the City’s Department of Transportation & Capital Improvements (TCI) and is scheduled to begin October 2015. This \$2 million allocation (\$1.7M in CDBG & \$300K in TIRZ funds) is part of the City’s \$19.5 million commitment to leverage the Wheatley project. With this allocation, the City will have approved \$10.6 million or 54% of the \$19.5 million commitment to date.
- Overall, the redevelopment of Wheatley Courts is on schedule. Construction of the 412-unit redevelopment project has begun, with an anticipated completion date of February 2019. A formal groundbreaking ceremony will be held on August 27, 2015.

### **Developed an Infill/Rehab Housing Strategy Around Wheatley Courts**

- Office of EastPoint and SAHA are implementing an infill/rehab strategy in the blocks surrounding the Wheatley Courts site. Properties are being acquired. The plan is to partner with private and non-profit builders to construct approximately 40 single-family homes, and provide 26 rehab loans/grants to eligible homeowners.

### **Planned the 2<sup>nd</sup> Annual Ready, Set, Work! Job Fair**

- Office of EastPoint and partners will be hosting the second annual *Ready, Set, Work! Job Fair* on September 15 at the Bode Community Center from 9am-12pm. The Job Fair is anticipated to have 300 residents in attendance with 30 employers on-site. On-site hires and conditional hiring employers will be given preference.

### **Planned the 2<sup>nd</sup> Annual EastPoint Shine’s Paint-A-Thon**

- Office of EastPoint and SAHA are planning the second EastPoint Shine Paint-A-Thon. The tentative date for the Paint-A-Thon will be November 7, 2015 with a goal of recruiting 250 volunteers to paint 15 homes in the EastPoint footprint. The first Paint-A-Thon was held on March 14, 2015 where 220 community volunteers successfully painted 15 homes occupied by the elderly, disabled and veterans.

### **Leveraged Private Investments – Catalytic Real Estate Projects**

- The Alamo Brewery, located at 415 Burnet, opened in March 2015. Total project investment is about \$8M. The recently completed 12-unit Cherry Modern townhomes is now sold out. Total project investment was about \$2M.
- City Council recently approved incentive packages for Crockett St. Urban Lofts, a 272 unit, \$45M residential development. The 33-unit Oscar Eason senior housing project by Merced Housing Inc. will break ground this fall.

### **Completing 2012-17 Bond Projects in EastPoint**

The 2012-17 Bond Program has seven (7) projects within the 4 sq. mile EastPoint footprint, totaling \$25 million.

1. **East Commerce (Street Project) - \$7.45M** - reconstruct the roadway with new sidewalks and address drainage issues as needed on East Commerce Street from Rio Grande to Houston Street
  - *Project status:* Construction began in May 2015 and anticipated to be complete in May 2016

2. **Cherry Street (Street Project) - \$2.6M** - reconstruct the roadway, provide underground drainage and add curbs, gutters and sidewalks on Cherry Street from Dawson to Milam
  - *Project status:* Construction began in May 2015 and anticipated to be complete in April 2016
3. **Citywide Bridge Replacement- Commerce Bridge - \$7.69M** - replace the existing bridge on Commerce with a new bridge consisting of two lanes in each direction with curbs, and a six ft sidewalk on the north side and 10 foot hike and bike path on south side
  - *Project status:* began in May 2015 and anticipated to be complete in May 2016
4. **Lincoln Park - \$200K** - rehabilitate the park with the addition of a walking trail, park benched and accessible ADA infrastructure
  - *Project status:* Currently under construction and will be complete in September 2016
5. **Pittman-Sullivan Park - \$650K** - provide a new walking trail system in the park
  - *Project status:* Complete as of December 2014; Public Art Dedication Ceremony held July 2015
6. **Carver Cultural Center - \$1M** - provide additional parking for the Carver Cultural Community Center, and repairs to the interior and exterior of the center
  - *Project status:* Complete as of February 2015
7. **Menger Creek Drainage - \$6.5M** - reconstruct the creek's drainage channel, construct several bridges, and remove about 50 homes out of the flood plain.
  - *Project Status:* In February 2014, Bexar County passed a resolution pledging \$4 million to enhance the bond drainage project into a natural destination park for the EastPoint community with significant park features to include hike and bike trails, picnic tables, and lighting. Construction of the drainage project is scheduled to begin in October 2015 and complete in November 2016.

### **Completed Infrastructure/Street Maintenance Program in EastPoint**

- TCI staff are finalizing the 2016-2020 Infrastructure Maintenance Program for the EastPoint/Promise Zone footprint. The FY2015 budget included 21 projects for \$426,800, which included an alley project, a bike lane project, two street rehabilitation projects, 5 school zone markings, and 12 street sealants.

### **Secured Additional Promise Zone Grants**

- One of the major benefits of the Promise Zone designation is access to Federal grants to implement the program goals: create jobs, workforce development, increase economic activity, improve educational opportunities, reduce serious and violent crime, leverage private capital, and reduce poverty and increase affordable housing. Since the Promise Zone designation in January 2014, the City and its partners have secured **\$33.37 million** in federal grants. To ensure integration, the City requires that applicants participated on task forces and share data for tracking purposes.
  - *City of San Antonio's Office EastPoint & Real Estate* – \$100,000 in-kind services for 5 AmeriCorps VISTAs to assist with implementation of the Promise Zone designation.
  - *City of San Antonio's Department of Human Services* – \$1 million to expand and improve behavioral health outcomes for children and youth as it relates to pediatric mental health, and \$3 million for Early Head Start Childcare Partnership to improve the educational component of childcare at five centers.
  - *San Antonio Independent School District* – \$2.5 million to provide for full service community school at Wheatley Middle School, and \$2.3 million School Climate Transformation Grant to implement an existing multi-tiered behavioral framework on the eastside of San Antonio.
  - *San Antonio for Growth on the Eastside (SAGE)* – \$500,000 to develop an economic development strategic plan for the Promise Zone, and \$740,000 to address economic needs of low-income individuals and families by creating an equity fund to sustain business development and employment opportunities.
  - *St. Philip's College* – \$2.7 million to address HIV and Hepatitis-C infections and provide prevention services on the campus and surrounding community.
  - *Idea Public Schools* – \$15 million to replicate or expand high-quality charter schools with demonstrated records of success.
  - *National Association for Latino Community Asset Builders (NALCAB)* – \$250,000 to help low-income entrepreneurs gain access to capital to establish and expand their small businesses.
  - *George Gervin Youth* – \$500,000 to address substance abuse issues in the Promise Zone, \$1.1 million to implement an alternative education program that provides classroom instruction and occupational skills

- training to youth ages 16 – 24, and \$2.1 million to implement a reentry programs for ex-offenders.
- *San Antonio Fighting Back* - \$125,000 to address substance abuse in the Promise Zone.
- *Goodwill Industries* - \$1.36 million to serve ex-offenders in the Promise Zone to create pathway programs within in-demand careers areas, as well as provide case management and skill training.
- *City of San Antonio's Public Art* - \$100,000 to support artist residencies in San Antonio's EastPoint Promise Zone.

### Developed “Welcome to EastPoint” Banners

- Partnered with the Mighty Group to design “Welcome to EastPoint” banners. The plan is to begin placing these banners throughout the EastPoint footprint this fall.



### Increased Community Outreach/Engagement with AmeriCorps VISTAs

- Four (4) new AmeriCorps VISTAs have started their assignments with the Office of EastPoint. Each has a specialized area of focus including neighborhood capacity building, community engagements, data and evaluation, and faith-based outreach. They also attend all 16 neighborhood association meetings located in the Promise Zone footprint.
- The VISTAs include:
  - Lowell Butler – VISTA Leader
  - Georgia Baines – Grants, Data & Evaluation Coordinator
  - Kisha Hazel – Resident Engagement Specialist
  - Nehemiah O’Neil – Economic Development Specialist